058.0	0002	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	659,500 / 659,500
					USE VALUE:	659,500 / 659,500
					ASSESSED:	659,500 / 659,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STOLER EMILY J &
Owner 2:	DEHGHANI NIMA
Owner 3:	
Street 1:	45 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AMICO ANGELO JR-KATHLEEN -
Owner 2:	-
Street 1:	45 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1347 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6001.000	239,500		420,000	659,500
Total Card	0.138	239,500		420,000	659,500
Total Parcel	0.138	239,500		420,000	659,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.61 /Parcel: 489.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38186

GIS Ref

GIS Ref

Insp Date 08/28/18

!4943!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	239,500	0	6,001.	420,000	659,500		Year end	12/23/2021
2021	101	FV	232,100	0	6,001.	420,000	652,100		Year End Roll	12/10/2020
2020	101	FV	232,100	0	6,001.	420,000	652,100	652,100	Year End Roll	12/18/2019
2019	101	FV	195,200	0	6,001.	414,000	609,200	609,200	Year End Roll	1/3/2019
2018	101	FV	201,700	0	6,001.	318,000	519,700	519,700	Year End Roll	12/20/2017
2017	101	FV	201,700	0	6,001.	300,000	501,700	501,700	Year End Roll	1/3/2017
2016	101	FV	201,700	0	6,001.	276,000	477,700	477,700	Year End	1/4/2016
2015	101	FV	190,300	0	6,001.	258,000	448,300	448,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:24:06

LAST REV

Date	Time
09/11/18	11:02:05
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4943

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMICO ANGELO JR	61101-149		1/31/2013		471,000	No	No		
	13660-324		3/1/1979		40,000	No	No		Y

USER DEFINED

Prior Id # 1:	38186
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2016	869	Solar Pa	6,000					
9/10/2015	1309	Insulate	1,500		9/10/2015			Blown in insulatio

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
1/28/2014	Info Fm Prmt	EMK	Ellen K
2/27/2009	Measured	372	PATRIOT
1/13/2000	Mailer Sent		
1/8/2000	Measured	277	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6001		Sq. Ft.	Site		0	70.	1.00	6									420,020						420,000	

Total AC/HA:	0.13776	Total SF/SM:	6001	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,020	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347045
Depreciation:	107584
Depreciated Total:	239461

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

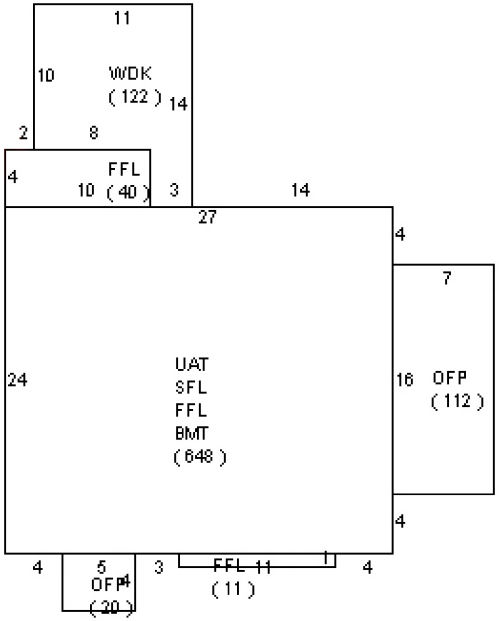
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	99.34
Final Total:	239500	Val/Su SzAd	177.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	699	173.730	121,436
BMT	Basement	648	52.120	33,773
SFL	Second Floor	648	173.730	112,576
UAT	Upper Attic	162	69.490	11,258
OFP	Open Porch	132	28.710	3,789
WDK	Deck	122	14.050	1,715

Net Sketched Area:	2,411			Total:	284,546
Size Ad	1347	Gross Area	2897	FinArea	1347

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc